WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Country Junction Store Interim Cleanup Action

2. Name of applicant:

   Washington State Department of Ecology

3. Address and phone number of applicant and contact person:

   Washington State Department of Ecology
   Northwest Regional Office
   Toxics Cleanup Program
   3190 160th Avenue S.E.
   Bellevue, WA 98008-5452
   Contact: Mark Edens, (425) 649-7070

4. Date checklist prepared:

   February 27, 2009

5. Agency requesting checklist:

Washington State Department of Ecology, Toxics Cleanup Program

6. Proposed timing or schedule (including phasing, if applicable):

Construction work is tentatively scheduled to begin in late March 2009 and continue until the end of June 2009.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. The current project is for cleanup of contaminated soil and groundwater on the Country Junction Store property. Investigations of the site indicate that contamination extends beyond the east property boundary beneath Long Lake Road S.E. Additional site investigations will be necessary to determine the extent of contaminant migration and to evaluate feasible alternatives to cleanup contamination that extends beyond the property boundary.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Draft Interim Action Plan, Country Junction Store, Washington State Department of Ecology, February 2009.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications are known to be pending.

10. List any government approvals or permits that will be needed for your proposal, if known.

This project is being conducted in accordance with Consent Decree No. 90-2-0194-6 established between the Washington State Department of Ecology and the property owners. The Consent Decree was executed in accordance with the Model Toxics Control Act, Chapter 70.105D RCW. RCW 70.105D.090 exempts persons conducing remedial actions at facilities under consent decree from the procedural requirements of many state permits and approvals and from any local government permits or approvals. However, it is still necessary to comply with the substantive provisions of any state and local permits and approvals.

The substantive provisions of the following permits and approvals may be required for this project:

Federal Resource Conservation and Recovery Act – Contaminated soils and water generated during cleanup will need to be characterized handled in accordance with this act as implemented by WAC 173-303.

Federal Occupational Safety and Health Act – All site activities will be conducted under the appropriate standards of this act. An approved Health and Safety Plan will be prepared and approved prior to conducting work on the site.

Federal Rules for Transport of Hazardous Waste – Any hazardous waste generated during site activities will be characterized as needed to determine packaging, handling, and transport requirements.

State Model Toxics Control Act – Site cleanup will be conducted in accordance with the Model Toxics Control Act and Consent Decree No. 90-2-0194-6.

State Dangerous Waste Regulations – These regulations for characterizing, packaging, and handling dangerous wastes will be followed if dangerous wastes are generated during site activities.

State Minimum Standards for Construction and Maintenance of Wells – New groundwater monitoring wells installed at the site will be constructed to meet these standards.

State Air Pollution Control Regulations – The substantive requirements of these regulation will be followed during site activities.

State Industrial Safety and Health Act – Site activities will be conducted under appropriate Washington State Industrial Safety and health Act standards. An approved Health and Safety Plan will be prepared and approved prior to conducting work on the site.

State Underground Injection Control – Potentially required if substances are injected into groundwater during site activities.

Water Quality Standards for Groundwater of the State of Washington – These standards will be considered in establishing cleanup levels for groundwater.

State Maximum Environmental Noise Levels – Will apply to noise levels at the site construction activities.

Kitsap County Land Development Standards – The substantive portions of local permits for stormwater, surface water, and clearing and grading will apply to construction activities.

Kitsap County Buildings and Construction Codes - The substantive portions of local building permits and building codes may apply depending on construction activities at the site.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Country Junction Store is located at the southwest corner of the intersection of SE Mile Hill Drive (Highway 160) and Long Lake Road S.E. in Port Orchard, Washington. The property has been used as a gas station and convenience store since 1985. Releases of gasoline and diesel have resulted in soil and groundwater contamination. On the basis of investigations by the Washington State Department of Ecology, the area of contamination is bounded on the west by the convenience store building, to the north by the northern edge of the pump island, and to the south by the northern edge of existing underground storage tanks. The eastern extent of contamination has not been fully defined.

This proposal includes excavation of accessible contaminated soil and removal of contaminated groundwater located in the vicinity of the pump island and east of the convenience store building between the building and Long Lake Road S.E. Contaminated soil will be removed from the property and disposed at a permitted site. The excavated area will be backfilled with clean structural fill and repaved with asphalt. Contamination that remains in inaccessible areas on the property will be treated with injection of a chemical oxidant. The oxidant will break down the remaining petroleum hydrocarbons into carbon dioxide and water.

Groundwater monitoring wells within the excavated area will be decommissioned and replaced and additional groundwater monitoring wells will be installed to monitor the effectiveness of the cleanup.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The address of the site is 5310 S.E. Mile Hill Drive (S.E. Highway 160), Port Orchard, Washington. The legal description of the property from Kitsap County Assessor records is as follows:

That portion of the south 200 feet of the north 222.85 feet of that portion of the northeast quarter of the northwest quarter, lying west of County Road, Section 32, Township 24 North, Range 2 East, W.M. in Kitsap County, Washington, described as follows: commencing at the northeast corner of the above described tract; thence N 88 degrees 25' 13 W along State Highway No. 14, 172.50 feet; thence S 1 degree 35' W 200 feet; thence S 88 degrees 25' 13 E 182.50 feet to Secondary Highway No. 4; thence N 1 degree 35' E 150 feet; thence west 10 feet; thence N 1 degree 35' E 50 feet to point of beginning.

A site vicinity map is attached as Figure 1 and the approximate extent of contamination is shown on Figure 2.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .

b. What is the steepest slope on the site (approximate percent slope)?

Does not apply. (Flat)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils consist of granular fill and naturally occurring loose sand, gravel, and silt that overlies compacted and poorly sorted silt, sand, and gravel (glacial till).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 5,000 cubic yards of contaminated soil are expected to be removed from the site. The final quantity of excavated soil will depend on the extent of contamination determined during construction. Clean structural backfill will be placed in the excavated area and the surface will be repaved with asphalt.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not expected to occur because the excavation will be below grade.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This cleanup project does not propose to add impervious surface to the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion impacts are not expected from the excavation area since all excavation will be below the existing ground surface. If clean soils are excavated, they will be stockpiled on the property and covered to prevent erosion. Excavated soils that are contaminated will be loaded directly into trucks for removal from the property and disposal at a permitted facility. Trucks will be covered prior to removing soils from the site.

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

It is possible that gasoline or diesel odors may be present during excavation and soil removal. If this occurs, it is expected to be localized near the excavation area and below toxic levels.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that might affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Air monitoring instruments will be used to measure air emissions during construction. Contaminated soils that are excavated from the property will be loaded directly into dump trucks and removed from the site. Trucks leaving the site will be covered to reduce odor emissions. If air emissions become significant from the excavated area, the excavation will be covered or foam will be applied to mitigate air emissions.

3. **Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Kitsap County Map of Wetlands and Hydric Soils indicates that an area of hydric soils/potential wetlands is located east of the property on the east side of Long Lake Road S.E. No activities east of Long Lake road S.E. are proposed for this project and no impacts to hydric soils/potential wetlands are anticipated.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

An unknown quantity of contaminated groundwater will be withdrawn from the excavation area. The purpose of this withdrawal will be to clean up contaminated groundwater located on the property.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged into the ground as a result of this project.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No runoff is anticipated from the excavated area during this project.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are expected to enter ground or surface waters during this project.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None.

4. Plants

a. Check or circle types of vegetation found on the site:

———— deciduous tree: alder, maple, aspen, other

———— evergreen tree: fir, cedar, pine, other

———— shrubs

———— grass

———— pasture

———— crop or grain

———— wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

———— water plants: water lily, eelgrass, milfoil, other

———— other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The surface of the excavated area is paved with asphalt, therefore no vegetation will be removed or altered as a result of this project.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

The site is not known to be part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

There will not be energy needs after this project is completed.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There will be the potential for construction workers to be exposed to gasoline or diesel during construction. Construction activities will be conducted in accordance with a Health and Safety Plan approved by the Washington State Department of Ecology.

1) Describe special emergency services that might be required.

None needed.

2) Proposed measures to reduce or control environmental health hazards, if any:

This proposal is a cleanup project that will remove and reduce potential exposure to toxic materials. The contractor will follow an approved Health and Safety Plan while conducting the cleanup.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

No noise in the area affects this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Localized sources of noise for excavation, dewatering, soil management, and transportation of contaminated media will be created by this project on a short-term basis. Substantial construction activities, such as excavation and backfilling, are expected to occur during daytime hours.

3) Proposed measures to reduce or control noise impacts, if any:

Contractors will be directed to use haul routes that do not travel through residential neighborhoods and to minimize idling time for heavy equipment. Working times will be restricted to daytime hours.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?

The current site use is as a gasoline station and convenience store. Residential property is located north and south of the site. Commercial property is located west of the site. Kitsap County park land is located east of the site.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

Structures include a pump island with canopy, a convenience store building, and underground storage tanks for gasoline and diesel.

d. Will any structures be demolished? If so, what?

If extensive contamination is found beneath the pump island on the property, it may be necessary to remove and replace the pump island to allow removal of contaminate soils.

e. What is the current zoning classification of the site?

Highway/Tourist Commercial

f. What is the current comprehensive plan designation of the site?

Urban High-Intensity Commercial/Mixed Use

g. If applicable, what is the current shoreline master program designation of the site?

Does not apply.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

One or two people generally work at the convenience store.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Does not apply.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The site will be restored to its existing use.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Does not apply.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does not apply.

c. Proposed measures to reduce or control housing impacts, if any:

Does not apply.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply.

b. What views in the immediate vicinity would be altered or obstructed?

Does not apply.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Does not apply.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None. Temporary lighting might be used if needed, but such lighting would be directed into the area of excavation and not towards nearby residences.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Does not apply.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

Kitsap County park land is located east of the property east of Long Lake Road S.E.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts to recreation are anticipated as a result of this project. No recreation opportunities will be provided by this project.

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

Does not apply.

14. **Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is located on the southwest corner of the intersection of S.E. Mile Hill Drive and Long Lake Road S.E. Access to the site will be from both reads. The site location relative to these roads is shown on Figures 1 and 2.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Kitsap Transit Bus Route 86, the Southworth Shuttle, operates on Mile Hill Drive on weekdays from approximately 4:15 a.m. until 6:30 p.m.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The current number of parking places will not change as a result of this project. Approximately 4 parking spaces will be temporarily unavailable during construction activities.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Contaminated soils and groundwater will be removed from the site and structural fill will be delivered to the site with trucks. Rail transportation might be used to transport contaminated soils to a permitted disposal facility.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 20 truck trips per day are expected during excavation and backfilling of the site. Peak truck volumes are expected between 9 a.m. and 4 p.m.

g. Proposed measures to reduce or control transportation impacts, if any:

The contractor will be required to submit a traffic control plan for approval prior to beginning construction activities. The contractor will be directed to use haul routes that are not located on streets through residential neighborhoods.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Does not apply.

16. **Utilities**

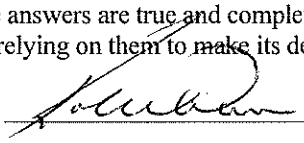
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

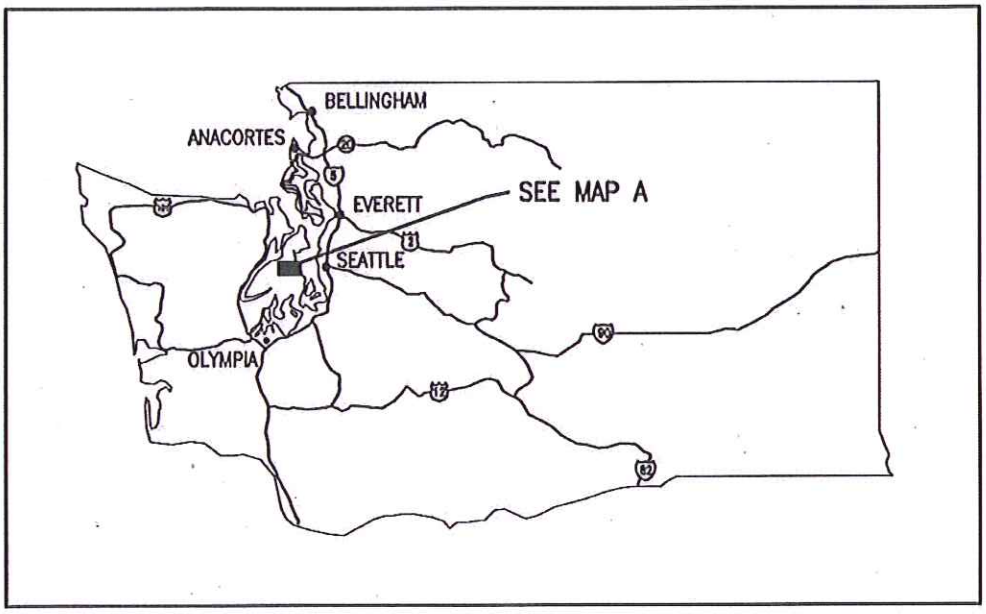
The project will use permitted disposal facilities for disposal of contaminated soil and groundwater. Portable generators might be needed during construction.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: February 27, 2009



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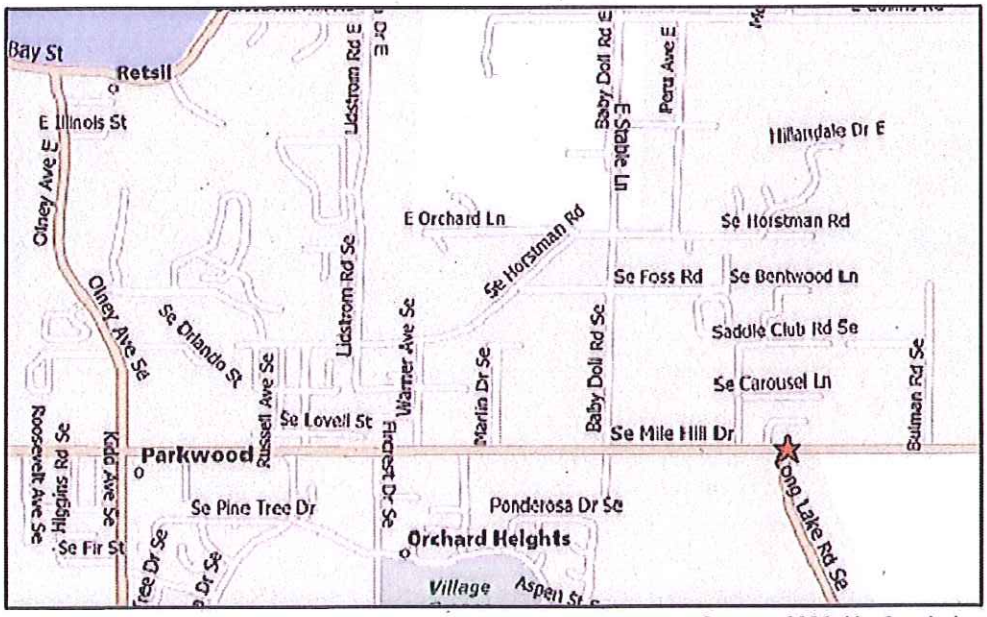

Source: 2006 MapQuest, Inc.

MAP A

Figure 1. Country Junction Store Location Map.

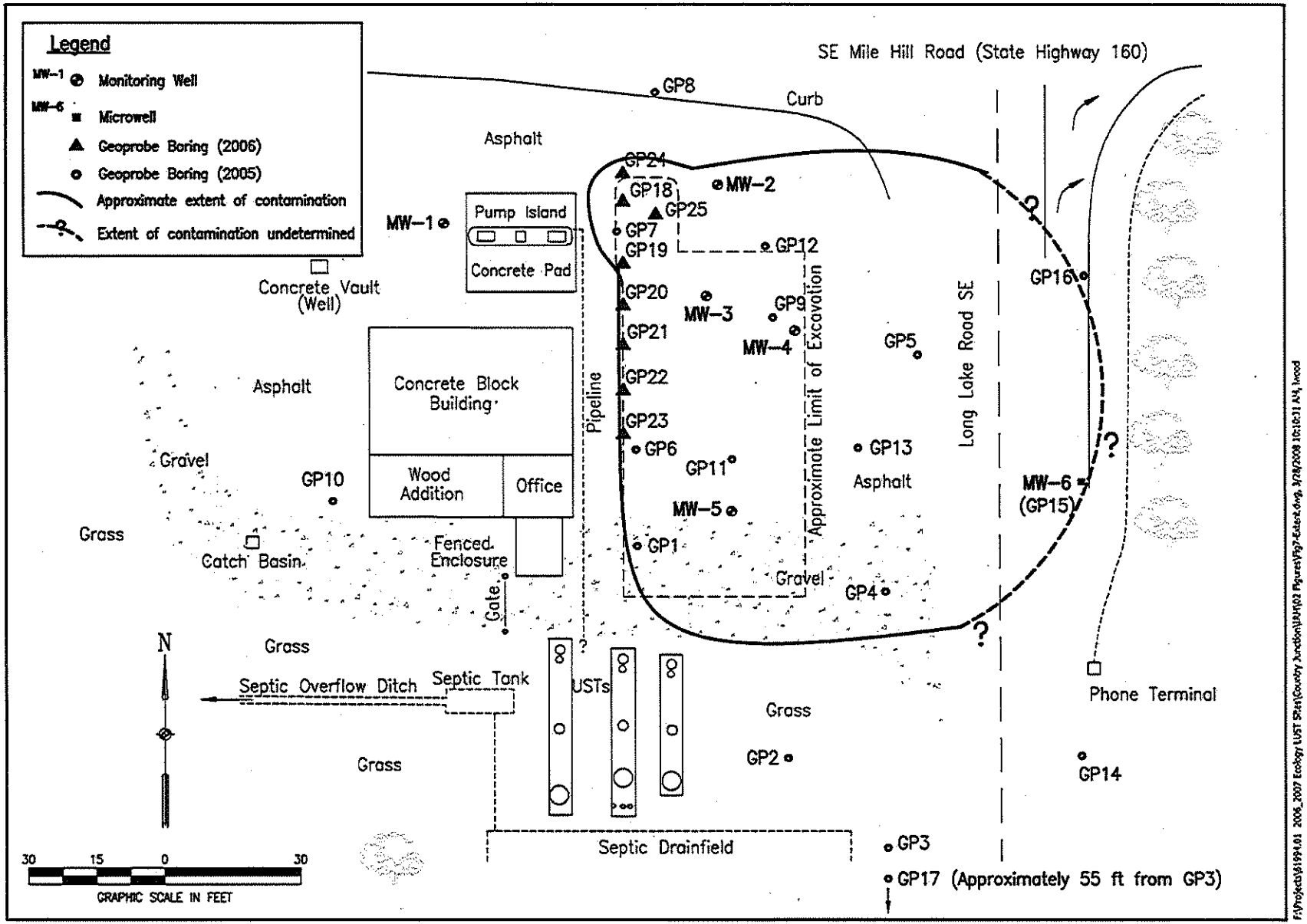

Figure 2. Approximate Known Extent of Saturated Soil and Groundwater Contamination